

170.B

0001

0308.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

425,200 / 425,200

USE VALUE:

425,200 / 425,200

ASSESSED:

425,200 / 425,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:	308
Owner 1: STEPTOE LOUIS PHILIP		
Owner 2:		
Owner 3:		
Street 1: 88 PARK AVE UNIT 308		
Street 2:		

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER
Owner 1: STEPTOE PHILIP & BARBARA -
Owner 2: -
Street 1: 1024 CENTRAL AVE
Twn/City: WILMETTE
St/Prov: IL
Postal: 60091

NARRATIVE DESCRIPTION	
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 870 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	425,200			425,200		143810
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

PREVIOUS ASSESSMENT							Parcel ID	170.B-0001-0308.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	102	FV	425,200	0	.	.	425,200		Year end	12/23/2021	!13211!
2021	102	FV	419,300	0	.	.	419,300		Year End Roll	12/10/2020	
2020	102	FV	407,400	0	.	.	407,400	407,400	Year End Roll	12/18/2019	
2019	102	FV	401,900	0	.	.	401,900	401,900	Year End Roll	1/3/2019	
2018	102	FV	332,700	0	.	.	332,700	332,700	Year End Roll	12/20/2017	
2017	102	FV	289,700	0	.	.	289,700	289,700	Year End Roll	1/3/2017	
2016	102	FV	289,700	0	.	.	289,700	289,700	Year End	1/4/2016	
2015	102	FV	271,000	0	.	.	271,000	271,000	Year End Roll	12/11/2014	

SALES INFORMATION							TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
STEPTOE PHILIP	74552-392		4/28/2020	Convenience		No	No	Gift Deed						
FRANK KAREN SUE	71513-567	1	8/23/2018		429,000	No	No							
LANZA ANNMARIE,	45147-35		5/9/2005		326,000	No	No							
REYBURN PAMELA	28000-371		12/19/1997		137,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment				Date	Result	By	Name		
4/17/2019		SQ Returned										4/17/2019	SQ Returned	JO	Jenny O		
5/22/2018		Measured										5/22/2018	Measured	DGM	D Mann		
5/6/2000												5/6/2000		197	PATRIOT		

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	7 - Condo Garden	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:	F - Fair	

BATH FEATURES

Full Bath:	1	Rating: Average	BK:20630 PG:379, Building Number 1.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

Totals	RMS: 4	BRs: 1	Baths: 1	HB: 0
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GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1984
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmt Flr:	
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

OTHER FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	0	Rating: Average
WSFlue:		Rating:

CONDOS INFORMATION

Location:	S - Side
Total Units:	

Floor:	2 - 2nd Floor
% Own:	2.03999962
Name:	29 - 6044

DEPRECIATION

Phys Cond:	GD - Good	16. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	16.8	%

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.18965518
Const Adj.:	0.94490540
Adj \$ / SQ:	365.336
Other Features:	32805
Grade Factor:	1.10
NBHD Inf:	1.32500005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	511068
Depreciation:	85859
Depreciated Total:	425209
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	425200
Val/Su Net:	488.74
Val/Su SzAd:	488.74

COMMENTS

Rating:	Average	BK:20630 PG:379, Building Number 1.
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	0	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

SKETCH

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		

Totals	RMS: 4	BRs: 1	Baths: 1	HB: 0
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REMODELING**RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

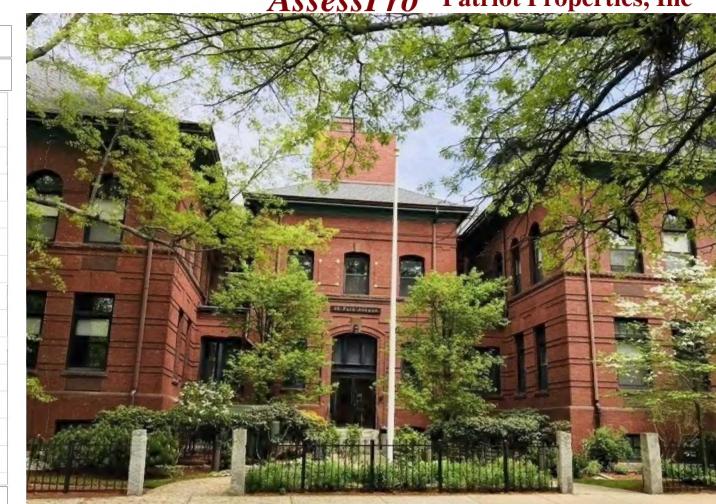
Totals	1	4	1
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SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub %	Area Usbl	Descrip %	Type	Qu	# Ten
GLA	Gross Liv Ar	870	365.340	317,843						
Size Ad	870 Gross Area	870	FinArea	870						

Net Sketched Area: 870 Total: 317,843

Size Ad 870 Gross Area 870 FinArea 870

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.B-0001-0308.0

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: